



**3 CENTURY PLACE**

**WISBECH  
CAMBRIDGESHIRE  
PE14 0SE**

**LAST REMAINING UNIT  
TO LET  
(MAY SELL)**

**24,842 SQ FT  
(2,308 SQ M)**

**HAUNCH HEIGHT  
(CLEAR HEIGHT) 11M**

# PRIME LOCATION IN WISBECH



## CONNECTIONS



# SPECIFICATION



OVER 11M CLEAR  
INTERNAL HEIGHT



25M

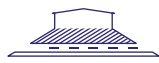
HGV  
TURNING CIRCLE



POWER CAPACITY  
UP TO 191 KVA



POINT / LEG RACK  
LOADING - 7 TONNES



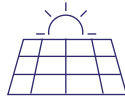
50M FRONTAGE  
ONTO CROMWELL ROAD



FLOOR  
LOADING 50kN/m<sup>2</sup>



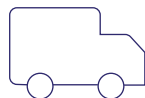
EPC A



PV PANELS



11 TOTAL CAR  
PARKING SPACES



HGV PARKING ZONES



2 EV CHARGING POINTS



COVERED CYCLE STORAGE



2.4M SECURE FENCING  
& GATES



BREEAM EXCELLENT

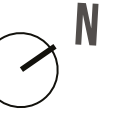


10% ROOF LIGHTS

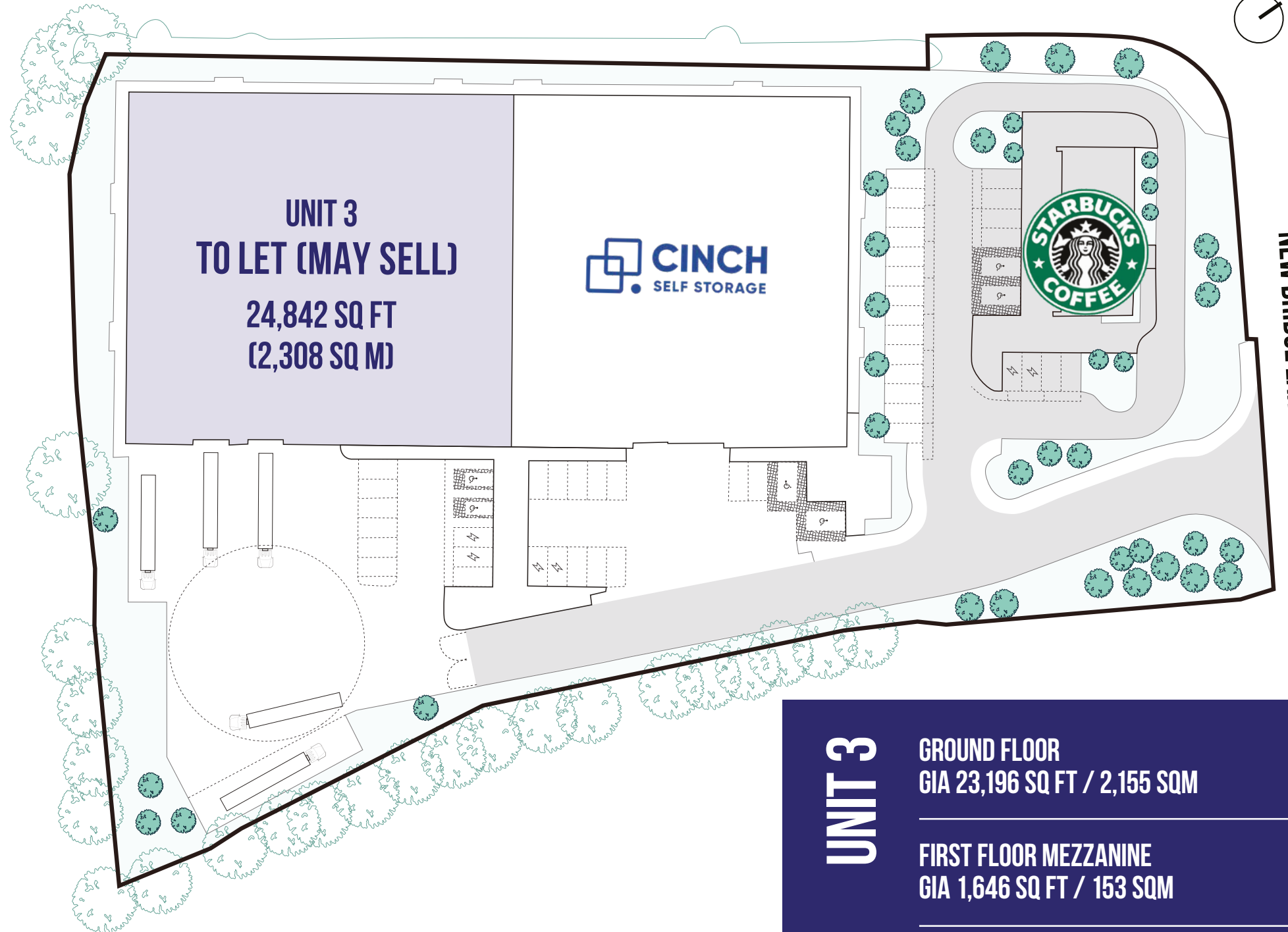


CONCRETE MEZZANINE & YARD

B198 CROMWELL RD.



NEW BRIDGE LANE



**UNIT 3**

GROUND FLOOR  
GIA 23,196 SQ FT / 2,155 SQM

FIRST FLOOR MEZZANINE  
GIA 1,646 SQ FT / 153 SQM

TOTAL GIA 24,842 SQ FT  
(2,308 SQ M)



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